

North Flint

Portland, Oregon

Transit-oriented
development

Project Profile



North Flint is the smallest project to qualify for Transit-oriented Development program funding with only five residential units, but is an important example of capturing opportunities to construct housing above other uses. North Flint was a demonstration of the TOD program's efforts to encourage higher density transit-oriented development with small-scale projects.

The ground floor consists of a 1,600 square foot office – the headquarters for Cycle Oregon – a 1,230 square foot warehouse, one housing unit on the ground floor and four loft rental units on the second floor. A total of 4,950 square feet of development sits on a 5,000 square foot lot.

North Flint was among the first TOD projects based on the frequent bus line eligibility criteria established in 2005. The project is strategically located to benefit from adjacent transit service and proximity to bicycle and pedestrian routes and amenities. The main commercial

tenant, Cycle Oregon, enabled the developer to create a project with no onsite parking that would be easily accessible by alternative modes of transportation.

AT A GLANCE

Location 2124 N Flint St., Portland

Status Completed 2006

Total development cost \$820,000

TOD program funding \$30,851

Mixed uses 5 housing units, 1,600 square feet of office space, and 1,230 square feet of warehouse space

Building Two stories

Parking None

Site 0.11 acres

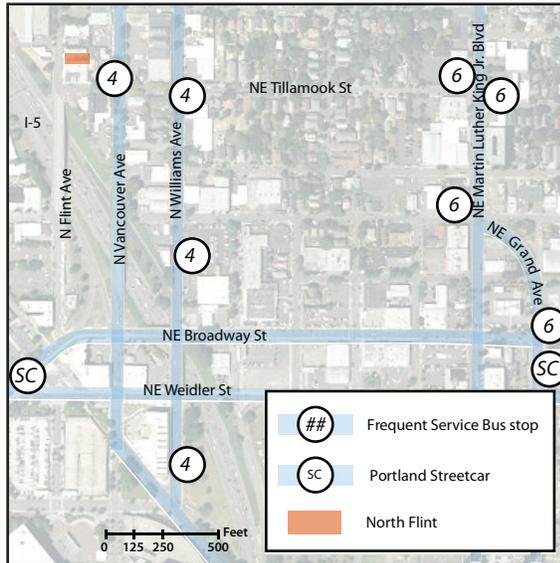
FAR 1.01

Increased transit ridership 3,307 annual trips



Clean air and clean water do not stop at city limits or county lines. Neither does the need for jobs, a thriving economy and good transportation choices for people and businesses in our region. Voters have asked Metro to help with the challenges that cross those lines and affect the 25 cities and three counties in the Portland metropolitan area.

A regional approach simply makes sense when it comes to protecting open space, caring for parks, planning for the best use of land, managing garbage disposal and increasing recycling. Metro oversees world-class facilities such as the Oregon Zoo, which contributes to conservation and education, and the Oregon Convention Center, which benefits the region's economy.



Highlights

- First TOD project based on frequent service bus line eligibility criteria
- Demonstrates TOD program's small-scale development potential
- Successful residential-commercial mixed use development with no off-street parking

Private partners

Developer Jerry Nordquist

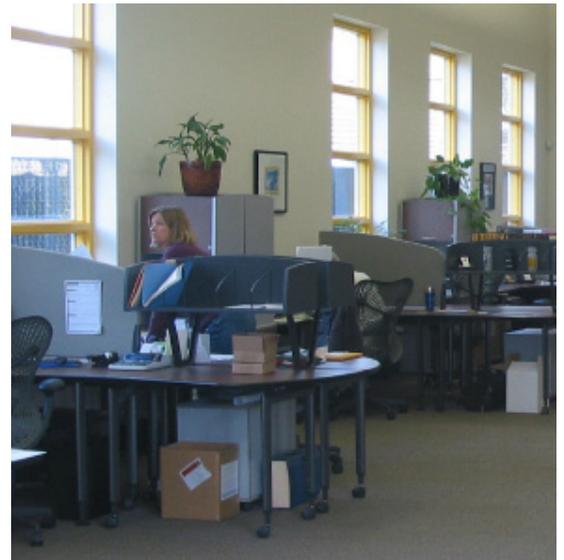
Architects Sum Design Studio

Construction financing Umpqua Bank

Permanent Financing Umpqua Bank

Public partners

Metro TOD program funding



For more information, call 503-797-1756 or visit www.oregonmetro.gov/tod